



FRAME INSPECTION

PERMIT: _____ ADDRESS: _____

The following items are to be reviewed for completion by the contractor/owner prior to scheduling an inspection. Each item is to be checked as "OK" or "N/A". The person reviewing these items will need to sign and date this form. Present the completed form to the Building Inspector prior to commencing the inspection.

WARNING: Failure to complete this form will delay the inspection and necessitate a reinspection fee. Prior to this inspection, all required sequential inspections and correction notices must be completed.

This is not an all-inclusive list and additional items may be required as determined during the inspection.

THIS INSPECTION CANNOT BE PHASED: At time of this inspection all work shall be completed

PARTIAL AND PHASED INSPECTIONS: Partial and phased inspections identified during the inspection process will require additional inspection fees per P.C. ORD 15.04.050 G.2

FRAME (400 Combo)

OK N/A

- | | | | |
|-----|--------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | Address to be posted, visible from road. CBC §501.2 |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | Toilet facilities are on-site. CPC §412.7 |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | Animals are restrained. PCC §6.08.010 |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | Construction site is safe for inspection. Boards with nails and excessive debris removed. Ladders and scaffold properly secured. |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | Best Management Practices (BMP) are in place for stormwater control. |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | Approved plans and permit card are on the job-site. CBC §109.5 |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | Engineer's structural observation report is on-site, if applicable. Refer to plans. CBC §1709.1 |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | Roofing is complete, including flashings at all penetrations. CBC §109.3.4 |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | Verify installation of radiant barrier and cool roof products per the approved Title 24 Report and 2008 Residential Compliance Manual. (§3.7 & App D) |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | Building shall be weather tight (paper or TYVEK or similar product on the walls and windows installed). The installation of the exterior finishes should immediately follow this inspection as not to void the weather-resistive barrier UV exposure rating. |
| 11. | <input type="checkbox"/> | <input type="checkbox"/> | Exterior lath and paper complete, CBC §109.3.4, CBC §2510 |
| 12. | <input type="checkbox"/> | <input type="checkbox"/> | Verify all penetrations are caulked and sealed. |

FRAME / ROUGH

- 13. ☐ ☐ Weep screeds in place minimum 4" above earth and 2" above paved, concrete areas. CBC §2512.1.2
- 14. ☐ ☐ Any deviations from the approved plans have been reviewed by the design engineer and a revised detail and/or letter is on-site.
- 15. ☐ ☐ All framing specified on the plans or engineer's revisions have been completed.
- 16. ☐ ☐ All deferred submittals shall be approved stamped and on site at time of inspection.
- 17. ☐ ☐ The correct truss calculations, including the layout, are on-site.
- 18. ☐ ☐ Multiple trusses are attached per the calculations.
- 19. ☐ ☐ Bracing of the trusses per the calculations has been completed.
- 20. ☐ ☐ The attic draftstop has been installed, when required, including attic access to both sides. PCC §15.04.050.R.1.b
- 21. ☐ ☐ Trusses/rafters/floor/deck and ceiling joists are blocked at bearing points. CBC §2308.8.5
- 22. ☐ ☐ Cathedral ceiling ventilation CBC §1203.2
Enclosed rafter spaces shall have cross ventilation for each separate space.
Provide 50% of the required ventilating area at the upper portion of the space and the balance at the eave/lower area of the space.
A minimum 1" airspace is required between insulation and roof sheathing.
Net free ventilating area shall not be less than 1/150 of the space ventilated.
- 23. ☐ ☐ Alternate material submittals are required for unvented cathedral ceilings and non vented attics must be approved prior to inspection.
- 24. ☐ ☐ Alternate material submittals for insulation such as *spray foam* must be approved prior to inspection.
- 25. ☐ ☐ Bedroom window egress min. clear height 24", min. clear width 20", min. 5.7 sq. ft. open able area except at grade floor may be 5.0 sq. ft. Max. sill height 44" clear space to floor or requires ladder. CBC §10026.2 and Exception, 1026.3
- 26. ☐ ☐ Safety glass required when edge of glass is less than 24" from door edge and less than 60" above ground. CBC §2406.3-see exceptions.
- 27. ☐ ☐ Safety glass required when glass is more than 9 sq. ft. and edge of glass is less than 18" above floor/ground and top edge is more than 36" above ground and within 36" of walking surfaces. CBC §2406.3
- 28. ☐ ☐ Safety glass required when glass is within 60" of the waters edge at swimming pool, hot tub, or spa. CBC §2406.3
- 29. ☐ ☐ Safety glass required in walls enclosing stairway landings or within 5' of the bottom and top of stairway where the bottom edge of the glass is less than 60" above a walking surface. CBC §2406.3(7.4.), (9.2.)
- 30. ☐ ☐ Width: Stairway and hall width shall not be less than 36" finish CBC §1009.1

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- 31. ☐ ☐ Headroom: Min. 6'-8" (Spiral 6'-6") CBC §1009.2 and Exception
- 32. ☐ ☐ Treads and risers: Maximum riser height shall be 7-3/4" and a minimum of 4" Minimum tread depth shall be 10" with a 3/4" nosing or 11" depth. CBC §1009.3 Exception 4
- 33. ☐ ☐ Dimensional uniformity at stairs shall be determined from landing to landing from the tallest riser not more than 3/8" to the shortest riser and greatest tread depth not more than 3/8" more than the smallest. CBC §1009.3.2
- 34. ☐ ☐ Winders: Min. 6" tread depth at inner edge and min. 10" tread depth within 12" of inner edge. CBC §1009.3 Exception (4)
- 35. ☐ ☐ Nosing: max. radius of curvature or beveling of nosing 1/2". Risers shall be solid and require nosing min. 3/4" max. 1-1/4" except when tread depth is 11" nosing is not required. CBC §1009.3.3
- 36. ☐ ☐ Stairway Landings: There shall be a landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed 48" where the stairway has straight run. CBC §1009.4-Exception R-3 occupancies, a floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.
- 37. ☐ ☐ Vertical rise: Max. 12' between floor levels or landings. CBC §1009.6
- 38. ☐ ☐ Insulation baffles are installed at eave vents. CBC §1203.2 Attic vents meet the requirements of Chapter 7A (where applicable).
- 39. ☐ ☐ Insulation baffles are installed at 'B' vents and flues. CBC §719
- 40. ☐ ☐ Attic access is framed. CBC §1209.2
- 41. ☐ ☐ Fireblocking at the top and bottom of concealed spaces and every 10' in horizontal spaces has been completed. CBC §717.2
- 42. ☐ ☐ End joints in double top plates are offset 48" with 8-16d nails each side, or per engineer's requirements for engineered structures. Top plates notched for piping, A/C lineset, continuous posts, etc. have been spliced with a structural strap with 8-16d nails each side, or per engineer's requirements for engineered structures. CBC §2308.9.2.1
- 43. ☐ ☐ At or above 5,000 ft. elevation roof framing members shall stack over studs that stack over floor joist and studs below etc, unless engineer provides a detail allowing an offset.
- 44. ☐ ☐ Floor sheathing at tub drain is fireblocked. CPC §313.12.4
- 45. ☐ ☐ Pocket door frames are in place.

ELECTRICAL

- 46. ☐ ☐ All rough electrical is complete. Wiring is terminated in the electrical panels. CEC §110.3

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- 47. ☐ ☐ Verify electrical outlet requirements and spacing. CEC §210.52
- 48. ☐ ☐ Sub-panel is not located in a bathroom or clothes closet. CEC §240.24
- 49. ☐ ☐ Overcurrent devices shall be readily accessible, therefore in areas at or above 5,000 ft. elevation, the sub-panel is located at the interior or where not subject to snow build-up. CEC § 240-24
- 50. ☐ ☐ Smoke alarms shall be interconnected, hardwired with battery backup, are required on ceiling or wall at each floor level, in each bedroom and outside each sleeping area. CBC §907.2.10.1.2
- 51. ☐ ☐ Electrical boxes are made-up; grounds and neutrals spliced, ground screws, bushings, etc. CEC §110.3
- 52. ☐ ☐ Romex is secured within 12" of boxes and every 4½'. CEC §334.30
- 53. ☐ ☐ The grounding electrode conductor to the UFER is complete, with access panel. CEC §250.66 & 250.68
- 54. ☐ ☐ Bonding to water and gas piping is complete. Connections are in an accessible location. CEC §250.104
- 55. ☐ ☐ Any electrical panel or disconnect, such as the A/C unit, has the required working clearance. 30" wide by 36" deep. CEC §110.26
- 56. ☐ ☐ A switched light and receptacle are provided in the attic for HVAC equipment. CEC §210.70.A.3
- 57. ☐ ☐ Romex within 6' of the attic access is to be protected. CEC §334.23
- 58. ☐ ☐ A receptacle is provided within 25' of outdoor, roof top or ground mounted, equipment. CEC §210.63
- 59. ☐ ☐ Nail protector plates are provided at wiring within 1¼" from the edge of the stud or framing member. CEC §300.4

PLUMBING

- 60. ☐ ☐ Plumbing (waste, water, gas, hydronic) systems are on test. Floors are to be dry. CPC §609.4, 712 & 1214 *Exception: Hydronic heat piping inspection can occur at the insulation inspection, but not later than the drywall inspection.*
- 61. ☐ ☐ In areas at or above 5,000 ft. elevation water supply piping subject to freezing is not installed in unheated areas or outside walls, unless piping is installed within the assembly on the heated side of at least R-19 insulation. Placer Co. Ord §15.04.050.Q.23.
- 62. ☐ ☐ In areas at or above 5,000 ft. elevation, hot and cold water supply piping is installed for winterization, freeze protection and routine drain down. The water supply shall be equipped with a readily accessible shut off valve. Placer Co. Ord. §15.04.050.Q.3

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63. ☐ ☐ At and above 4,000 ft. elevation plumbing vents, B-vents and chimneys not within 36" of the ridge on roof slopes 3/12 and greater are protected from sliding snow or ice with metal crickets or other approved means. Placer Co. Ord. §15.04.050.Q.5
64. ☐ ☐ Site built shower pans are filled to the top of dam for test. CPC §411.8.1
Exception: This inspection can be completed at insulation inspection but not later than the drywall nail inspection.
65. ☐ ☐ Plumbing vents extend through the roof with flashings. CPC §906.3
66. ☐ ☐ All piping is supported. Copper every 6', ABS every 4'. CPC Table 3-2
67. ☐ ☐ Nail protector plates are provided at piping within 1" from the edge of the stud or framing member. CPC §313.9
68. ☐ ☐ Water heater relief pipe is terminated outside the building. CPC §608.5
69. ☐ ☐ Water heater vent is installed through the roof, with flashing. CPC §510.0
70. ☐ ☐ Gas water heater located in garage shall be elevated 18" above floor unless listed as flammable vapor ignition resistant. CPC §508.14 (2), [NFPA 54:9.1.10.1]
71. ☐ ☐ Water heaters located in the attic or on a subfloor need a water-tight drip pan with a ¾" drain to the exterior of the building. (CPC §508.4)
72. ☐ ☐ Copy of Plumbers certification card for the installation of flexible gas piping. (Per Manufacture)
73. ☐ ☐ Verify that the water heating distribution system is installed and insulated per the minimum requirements of the approved Title 24 Report and 2008 Residential Compliance Manual. (§5.6.2)

MECHANICAL

74. ☐ ☐ All ducting is complete. CMC §601.0
Supported every 4' with 1½" straps. CMC §604.5
Radius of bends are at least equal to the duct diameter. CMC A.6.507
75. ☐ ☐ All supply and return cans are installed and blocked on all sides. CBC §2308.10.4.3
76. ☐ ☐ The mechanical ducting system shall be installed and insulated per the minimum requirements of the approved Title 24 Report and 2008 Residential Compliance Manual. (§4.4)
77. ☐ ☐ A/C lineset is installed and supported. CMC §1111.0
78. ☐ ☐ Thermostat wire is installed.
79. ☐ ☐ 'B' vents for all appliances are set in place. CMC §802.5
80. ☐ ☐ Bathroom exhaust fans and ducts are installed. Ducts to terminate at wall or roof jacks. CMC §504

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- 81. ☐ ☐ Condensate drains installed per CMC §310.0
- 82. ☐ ☐ Propane drain provisions are installed. Refer to County handout; *Propane Appliance*
- 83. ☐ ☐ Furnaces installed within attic or crawl space areas shall be installed and meet the minimum efficiency and installation requirements of the approved Title 24 Report and 2008 Residential Compliance Manual. (§4.2)
- 84. ☐ ☐ Verify installation of Indoor Air Quality and Mechanical Ventilation system per approved plan and 2008 Residential Compliance Manual. (§4.6)

I have personally reviewed all items on this list for completion prior to scheduling the inspection.

Signed _____

_____ Date

Print Name _____